

**MINUTES OF THE
WEST LAFAYETTE REDEVELOPMENT COMMISSION
September 24, 2007**

Redevelopment Commission members present: Steve Belter, Patsy Hoyer, Larry Oates, Earle Nay, and Diane Damico. Also in attendance: Mayor Jan Mills, City Attorney Bob Bauman, Fire Chief Phil Drew, City Engineer Dave Buck, Tom Gall of T. J. Gall & Associates, Charlotte Martin, Beverly Shaw, and Deborah Kervin of the Department of Development, and citizens and members of the media.

Mr. Belter called the meeting to order at 12:04 p.m. Mr. Belter asked were all the appropriate meeting notices and agendas posted and mailed? Ms. Kervin answered yes, they were.

OLD BUSINESS

Mr. Oates made a motion to approve the August 20, 2007 minutes. Mr. Nay seconded. Ms. Belter asked if there were any corrections. There were none. The motion to approve the minutes as presented passed unanimously 4-0.

NEW BUSINESS

Mr. Belter said the first item of business is the authorization of the trustee to pay claims. Mr. Nay made a motion to pay the claims. Mr. Oates seconded.

Tom Gall, of T. J. Gall and Associates, gave an update on the projects that he was working on. He said the claim for Western Waterproofing is for the balance of their work on the Wabash Landing Parking Garage which they finished some time ago. We've been waiting on some as-built and warranty information from them which we now have. We will be back to you next month to appropriate the \$150,000 that was on the schedule for 2007 for the garage and to go ahead and take pricing on the next phase of work scheduled to be done either late in 2007 or early in 2008. It's for more work around the stairwells and the beginning of some of the surfacing work. Right now, the joints have all been cut out and replaced which was a major piece of the work. The main stairwell has been sealed up from the top side down so the water doesn't get down through it any more. So this will be the next scheduled phase of that work. I will be walking through the garage with John Most some time next week and take a look and make some notes.

Mr. Belter said have we gotten enough rain to tell whether or not the sealing is working. Mr. Gall said we've had a couple of pretty good rains and it all seems to be fine, but we probably haven't had very much. Mr. Oates said with the \$150,000 more that we're doing this year, where are we going from there? Where are we in this whole picture? Mr. Gall answered we have one more year of that and then we're done. Mr. Oates said okay, at that point we're caught up? Mr. Oates said we're not *done*, we're caught up. Mr. Gall said the five year plan will be done. Another thing that you might

want to do is, you've talked about beginning to have annual garage inspections, and towards the end of this year is probably the time to start looking into that and creating an ongoing schedule.

Mr. Gall continued with on Chauncey Square, we have officially started the curb, gutter, and sidewalk work this morning in terms of laying it out. We'll be doing some saw cutting and some demolition and probably pour the first curb and gutter next Monday on the portions of the site that will be completed. That means around the garage, down Chauncey Street, we'll just turn the corner on South Street to get far enough by the tenant on the corner so that the curb, gutter and walk will be done past there and terminate until next year when the remainder of that building is up. Then we'll do the work all around that and in fall we'll finish the sod and trees there as well as up and down Salisbury on the sides where the Wastewater and Sanitary Sewer project took place.

Mr. Nay asked will that remain a construction zone from now on; on the unfinished portion? Mr. Buck said actually yes, they're rezoned for what they're calling Chauncey Square Part II, where they've acquired the existing apartment that's on the southeast corner and adding that on as another addition to what they call Building B, which is the part mostly along South Street. As part of that rezone, we've asked them to put together some construction drawings and schematics, just rough at this point, of how much of the right-of-way they're going to ask for to be able to construct this. This is the last couple of large pieces to the big puzzle that we're trying to squeeze in on the tight side. As part of the rezone of the planned development plans, they're going to ask for basically $\frac{3}{4}$ of South Street which would make it one-way eastbound for an 18 month to two year period ongoing so they can build that side of that building and use most of the street to do it in. We're holding off any street work like Tom (Gall, T. J. Gall & Associates) is talking about as well as other resurfacing work and patching in the general area until they're out of the way. Of course, parking will be off all of that, too, on both sides of South Street. When it's done it will go back to having parking on both sides and be a two-way street. Salisbury Street on the east side of the site will be just about a half closure and parking from the alley south on the east side and the west side of Salisbury will be removed for at least a 12 or 18 month period for that side. In advance of that construction bump out in the street, there'll be some tapering and there'll be traffic lanes and things, so there'll be some parking affected north and south of that and it will remain two-way throughout the construction period, but they'll have to bump over toward the east side of the street and use that. So we'll have half of the street with the construction fence and we've asked that the construction fence be something permanent; that it be a chain link fence in most areas and in some cases they're going to need to have some concrete barriers where there's traffic adjacent to the work.

Mr. Nay said it will be good that Chauncey gets open. Mr. Gall said we'll resurface Chauncey south to Columbia. Parts of that are scheduled for this year and we'll resurface next year once all that's done. Mr. Oates asked how many land owners are we affecting on South Street? Mr. Buck said the tenants will have alley access off of Salisbury. Most of the houses that face Salisbury on that block to the south have alley access only; the Chauncey strip mall has access off the alley also on Chauncey Street. By keeping South Street at least open one-way, they do have a way to get around. They had

originally thought about closing South Street altogether, but we told them that they're going to at least keep it one-way. Mr. Oates said and do the residents along there have other parking access to their homes? Mr. Buck said that's going to be the biggest ____ is the availability of parking. All that parking along there is two hour right now. It's not like it's overnight parking for them, most of them have onsite parking. But, there's got to be some reliance on overnight parking on the streets. Mr. Oates said is there any way of the developer working with those folks as far as making part of that parking garage available to them? Mr. Buck said they haven't yet, but that's one of the reasons why we wanted this to be part of the rezone, so there would be a public hearing. With the rezone process, all of the surrounding property owners would receive notification via certified mail. They are being made aware of the project. A temporary spot in the garage has not yet been discussed with the developer, but it's probably something I think they would be open to. Ms. Damico said the garage is going to be completed before they...Mr. Buck said it's basically ready to be occupied now, yes.

Ms. Hoyer said backing up to the Wabash Landing Parking Garage, you mentioned an annual inspection and setting up a schedule of maintenance and mapping that out on a regular basis. Who's going to be doing that and how are we going to approach that? Mr. Gall said I had planned on having a proposal for you to look at next month for those ongoing inspection services. The gentleman who did the original inspection has continued to be involved in the project.

Mr. Nay said (directed to Dave Buck and Tom Gall) is there an official garage inspection program for structures like that since they're exposed to the weather more than other private garages? Is that something other cities do? It's not like a bridge, but it takes the same effort. I've watched Purdue maintain their garages and they spend a lot of time and money on them because they are exposed to a lot of things. Mr. Buck said I'm not aware of one, but I can certainly research and look into it and see if there's any avenue that we could require to make sure that that maintenance is getting done; mostly to keep that structure structurally safe. Mr. Nay said thank you, it's because this is so different is the reason I was asking. Mr. Buck said there will be elements with the Wabash Landing Garage that we will regularly inspect.

Mr. Buck continued explaining other current projects. He said there's one invoice here for HNTB on Tapawingo South that represents the balance of their last purchase order on that project. That should be it for that project. We thought we had our final change order and there's a quantity balancing item that may or may not come as a change order; it doesn't involve any increase or decrease in costs to the project. It's just a paperwork tabulation thing. It's to note somewhere in the final record documents to the project that we didn't use as much stone and asphalt; that's my understanding. That may or may not be the last item officially for Tapawingo South.

Mr. Buck said I did want to make everyone aware that the Chamber of Commerce awarded the Center City Development Award to the Tapawingo South Project at their annual dinner a week ago. They'll present that at the Board of Works tomorrow. It's an honor for a significant development project having an impact in the City area. We are quite pleased and surprised.

Mr. Buck said that invoice from CrossRoad Engineers is the final invoice for surveying work that they're doing on our section of Yeager Road north of Kalberer Road. It's complete now and they're putting all that information into the plans for the grade review set so we can get our first look at how the road is going to fit in both horizontally and vertically. Our section should be pretty easy, the plat is pretty straight.

Mr. Buck said the Hamstra and Duke Energy invoices are for the temporary fire station. Hamstra's work is complete; there are only two punch list items that they are working on that I know of—an asphalt patch and a door threshold that leaks. They're basically done and this will pay them up to the retainage which we are still holding until all the punch list items have been completed. Other than that, it all went very well and we were real pleased with them. Mr. Buck said the Duke Energy invoice is the cost to provide the 3-phase service. That was a number that we had been going back and forth with them. We did work through with them a way to provide service off of the pole structures and the services that they had out on Kalberer Road a little more cost effectively than what they had originally put down. They were going to come from the corner of Kalberer and Salisbury and they were able to come off of the poles a little closer to the site. We were able to coordinate some work with them to where they were in there for two days instead of a longer period of time, so that helped keep the costs down.

Mr. Belter said Tom (Gall), the \$143,000 for Verizon, was that for the utility movement that we did a year ago? Mr. Gall said that amount is somewhat over their original purchase order, but their purchase order is an estimate, not a final price and the price is what it is. One of the things that we did change was there was some over head running down the alley due east of that project. We took some of that underground while we were doing the rest of this. That accounted for some of their change. That is their invoice for work they've finished about a year ago from now. So they're done with that utility work.

Mr. Gall said another thing that I might add with the Chauncey Square work is that with the money that you've already appropriated, we'll be having some items with Wastewater to pay for all the concrete work that went on that project. That was part of your project, but we had it done as a waste treatment project as well, as you've discussed reimbursing the utility for that project. If they don't have the reimbursements ready for us next month, we'll probably do the part we're ready to pay and have a report about what the total of that project is and what the balance of it is so you can start planning how to reimburse them for that storm and sanitary project.

Mr. Gall said another project that is on your sheet is street lighting on Kent Avenue and Win Hentschel Avenue in the Research Park. We know that Purdue has some more fiber paths that they're going to run through there which will be along some of the same street sides that we'll need to get conduit in for street lighting. We going to see if we can coordinate much the same way we did on U.S. 52 and pull some pipe in at the same time they're pulling fiber pipe in. That area has completely finished yards so everything that gets torn up there gets torn pretty badly so if we can bore in when they're boring some other lines at a reasonable cost, that will save a lot of destruction over there.

Mr. Oates asked is that going down Kent or down Win Hentschel? Mr. Gall said Kent from end to end. Mr. Buck said right now Kent from Cumberland to Kalberer. We're also going to look at Kent from Yeager where it curves in back up to Cumberland and that section of Win Hentschel where it goes back up to U.S. 52. Mr. Oates said are we putting them in the median or on the side. Mr. Buck the original plan was in the median, but we're reevaluating that. Mr. Oates said the median already has conduit in it, does it not? Mr. Buck said there's storm pipe in it. Mr. Gall said there's a huge storm pipe in the middle, so the original plan from four or five years ago to put lights down the middle doesn't work. Mr. Buck said we have a meeting with Duke Energy this Thursday to start working out some of the details. When Cinergy changed to Duke a lot of things changed.

Ms. Damico said while you're there, I've talked to someone recently who mentioned the number of lights that were out. Mr. Buck said that's one of the items on our agenda. We're paying a lot for streetlights throughout the City and they're getting more and more precise and nailing us down with agreements for this light and that light, it's not as much of a handshake as it used to be. We're going to start expecting things like quarterly inspection reports and things of that nature that show they're out making sure the lights are burning and we're getting the light that we're paying for. That's one of the items we want to get worked out with them. Mr. Oates said what kind of cost range are we on for the lighting project? Mr. Gall said there's \$134,000 budgeted for this 3 1/2 to 4 years ago. I don't expect that's going to cover it at this point particularly with the change on Win Hentschel. The intent is not to light this up like a grocery store parking lot. It's just to get some general area lighting in the area. If you go into the Research Park now, the newest phase that we did 3 years ago, those lights add some general lighting to the area, but it's not intended to be bright.

Mr. Belter asked if there were any other questions about the projects or the claims to be paid. There was no further discussion on the claims. The motion to approve the payment of claims passed unanimously 4-0.

The Commission confirmed the following meetings:

Monday, October 22 at 12:00 noon
Monday, November 19 at 12:00 noon
Monday, December 17 at 12:00 noon

Ms. Hoyer said I was wondering if it would be good to have Stan Lambert of WREC (Wabash River Enhancement Corporation) come and give us a presentation. I think that would be beneficial. I thought other people might be interested.

Mr. Belter asked if there was any body from the public with a comment for the Commission. Ms. Jan Myers expressed her concern about the planters on Salisbury blocking traffic. Ms. Myers also stated that the handicapped access door was locked before 5:00 preventing access to the Traffic Committee meeting. Another attendee held the door for her. Mr. Buck explained that the staff mistakenly locks that door after hours because they did not realize it was part of the automatic door locking system. He would remind them. Ms. Myers also noted locations where the crosswalk buttons didn't work,

weren't reachable, or were nonexistent. Ms. Myers said there is an enormous variation in the sidewalk at 2224 Salisbury Street and is parking allowed in bike lanes? Mr. Oates said as a member of this Commission, I have no idea. These are issues for the Traffic Commission. Mr. Oates said I agree about Northwestern Avenue, but that is a state highway. Mr. Bauman said the status on bike lanes varies according to the location. Mr. Buck noted the crossings that Ms. Myers mentioned. It was requested by Mr. Belter that a copy of the minutes be forwarded to Mr. Buck so that he can pass Ms. Myers concerns on to the attention of the Traffic Commission. There was no further comments from the public.

Mr. Nay made a motion to adjourn the meeting. Mr. Oates seconded. The meeting adjourned at 12:46 p.m.

Lawrence T. Oates
Recording Secretary

Approved:

Stephen E. Belter, President

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